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BOARD OF COUNTY COMMISSIONERS

Vol. ^m 80 Page 5030

KLAMATH COUNTY, OREGON

IN THE MATTER OF THE APPLICATION)
 FOR COMPREHENSIVE LAND USE PLAN)
 CHANGE AND ZONE CHANGE NO. 79-34)
 FOR STAN SEVRUK)

O R D E R

THIS MATTER having come on for hearing upon the applica-
 tion of Stan Sevruck for a Comprehensive Land Use Plan change from
 Urban Density to Suburban Density and a zone change from RD 10,000
 (Single Family Residential) to RA (Residential Agricultural), by
 the Klamath County Planning Commission, on real property described
 as Township 39, Range 9, Section 10, Tax Lot 500. Public hearings
 having been heard by the Klamath County Planning Commission on
 September 11, 1979 and January 22, 1980, wherefrom the testimony,
 reports, and information produced at the hearings by the applicant,
 members of the Planning Department Staff and other persons in
 attendance, the Planning Commission recommended approval on
 January 22, 1980 to the Board of County Commissioners. Following
 action by the Planning Commission, public hearings before the
 Board of County Commissioners were regularly held on November 6,
 1979 and March 3, 1980, wherefrom the testimony at said hearing
 it appeared that the record below was accurate and complete and
 it appeared from the testimony, reports and exhibits introduced
 at the hearing before the Planning Commission that the applica-
 tion for a change of Comprehensive Land Use Plan and zone change
 for the subject property, should be granted.

The Board of County Commissioners makes the following
 Findings of Fact and Conclusions of Law as required by Ordinance

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1 No. 17, the Klamath County Zoning Ordinance:

2 FINDINGS OF FACT FOR COMPREHENSIVE LAND USE PLAN MAP
3 CHANGE:

4 1. The Board of County Commissioners found site for
5 change in Comprehensive Land Use Plan to be located approximately
6 168 feet south of Bristol Avenue and east of Arthur Street, being
7 Tax Lot 500, being in the South Suburban area.

8 2. The Board of County Commissioners found that lot for
9 change in use and zone would be rectangular in shape and approx-
10 imately half an acre in size which meets the Property Development
11 Standards of the RA (Residential Agricultural) zone.

12 3. The Board of County Commissioners found that the
13 change in Comprehensive Land Use Plan would have access off of
14 Arthur Street, which is a paved road and appears adequate to
15 serve the anticipated traffic that would be produced from the
16 additional mobile home use.

17 4. The Board of County Commissioners found notification
18 had been sent to property owners as well as to those agencies of
19 concern, thus addressing L. C. D. C. Goal No. 1.

20 5. The Board of County Commissioners found per testimony
21 from applicant that the proposed use would be an additional mobile
22 home and that there were other mobile homes in the area, and also
23 that proposed use would have little effect on surrounding
24 properties, thus addressing L. C. D. C. Goal No. 2.

25 6. The Board of County Commissioners found, per testimony
26 that site for change in Comprehensive Land Use Plan to Suburban
27 Density and a change in zone to RA (Residential Agricultural) is
28 for a residential use and that the proposed use, being a mobile

home, would help the economy of the area, therefore addressing
L. C. D. C. Goal No. 9.

7. The Board of County Commissioners found the proposed
use being for a mobile home, and that a mobile home is a type of
housing and also is allowed within the proposed land use change
and zone change, therefore addressing L. C. D. C. Goal No. 10.

8. The Board of County Commissioners found site for
change in Comprehensive Land Use Plan and zone had public
facilities such as electricity, water, and sewer. Site was also
in a school district as well as a fire district, therefore
addressing L. C. D. C. Goal No. 11.

9. The Board of County Commissioners found site has
access to Arthur Street, which is a paved county road and it
appears such road can carry the amount of traffic that would be
generated by proposed use, that being a mobile home, therefore
addressing L. C. D. C. Goal No. 12.

10. The Board of County Commissioners found site for
change in Comprehensive Land Use Plan and zone was within a
proposed urban area and therefore would help conserve on energy,
thus addressing L. C. D. C. Goal No. 13 and Goal No. 14.

CONCLUSIONS OF LAW FOR COMPREHENSIVE LAND USE PLAN MAP
CHANGE:

1. The property affected by the Comprehensive Land Use
Plan change is adequate in size and shape to facilitate those
uses normally allowed in conjunction with such zoning.

2. The property affected by the proposed Comprehensive
Land Use Plan change is properly related to streets and highways
to adequately serve the type of traffic generated by such uses

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1 that may be permitted therein.

2 3. The proposed Comprehensive Land Use Plan change will
3 have no adverse effect or only limited adverse effect on any
4 property or the permitted uses thereof within the affected area.

5 4. The proposed Comprehensive Land Use Plan change is
6 in keeping with any land use plans duly adopted and does, in
7 effect, represent the highest, best and most appropriate use of
8 the land affected.

9 5. The proposed Comprehensive Land Use Plan change is
10 in keeping with land uses and improvements, trends in land
11 development, density of land development, and prospective needs
12 for development in the affected area.

13 FINDINGS OF FACT FOR ZONE CHANGE:

14 1. The Board of County Commissioners found site for
15 change in zone to be located approximately 168 feet south of
16 Bristol Avenue and east of Arthur Street, being Tax Lot 500,
17 being in the South Suburban area.

18 2. The Board of County Commissioners found the lot for
19 change in use and zone would be rectangular in shape and approxi-
20 mately half an acre in size, which meets the Property Development
21 Standards of the RA (Residential Agricultural) zone.

22 3. The Board of County Commissioners found that the
23 change in Comprehensive Land Use Plan and zone would have access
24 off of Arthur Street, which is a paved road and it appears
25 adequate to serve the anticipated traffic that would be produced
26 from the additional mobile home use.

27 4. The Board of County Commissioners found notificati
28 had been sent to property owners as well as to those agencies
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1 of concern, thus addressing L. C. D. C. Goal No. 1.

2 5. The Board of County Commissioners found per
3 testimony from applicant that the proposed use would be an
4 additional mobile home and that there were other mobile homes
5 in the area, and also that proposed use would have little effect
6 on surrounding properties, thus addressing L. C. D. C. Goal No. 2.

7 6. The Board of County Commissioners found, per testi-
8 mony, that site for change in zone to RA (Residential Agricultur-
9 al) is for a residential use and that the proposed use being a
10 mobile home would help the economy of the area, therefore
11 addressing L. C. D. C. Goal No. 9.

12 7. The Board of County Commissioners found the proposed
13 use being for a mobile home and that a mobile home is a type of
14 housing and also is allowed within the proposed land use change
15 and zone change, therefore addressing L. C. D. C. Goal No. 10.

16 8. The Board of County Commissioners found site for
17 change in Comprehensive Land Use Plan and zone has public
18 facilities such as electricity, water, and sewer. Site was also
19 in a school district as well as a fire district, therefore
20 addressing L. C. D. C. Goal No. 11.

21 9. The Board of County Commissioners found site has
22 access to Arthur Street, which is a paved county road and it
23 appears such road can carry the quantity of traffic that would
24 be generated by proposed use, that being a mobile home, therefore
25 addressing L. C. D. C. Goal No. 12.

26 10. The Board of County Commissioners found site for
27 change in Comprehensive Land Use Plan and zone was within a
28 proposed urban area and therefore would conserve on energy, thus

1 addressing L. C. D. C. Goal No. 13 and Goal No. 14.

2 CONCLUSIONS OF LAW FOR ZONE CHANGE:

3 1. The property affected by the change of zone is
4 adequate in size and shape to facilitate those uses normally
5 allowed in conjunction with such zoning.

6 2. The property affected by the proposed change of
7 zone is properly related to streets and highways to adequately
8 serve the type of traffic generated by such uses that may be
9 permitted therein.

10 3. The proposed change of zone will have no adverse
11 effect or only limited adverse effect on any property or the
12 permitted uses thereof within the affected area.

13 4. The proposed change of zone is in keeping with
14 any land use plans duly adopted and does, in effect, represent
15 the highest, best, and most appropriate use of the land affected.

16 5. The proposed change of zone is in keeping with land
17 uses and improvements. trends in land development, density of
18 land development, and prospective needs for development in the
19 affected area.

20 NOW, THEREFORE, it is hereby ordered that the application
21 for the Comprehensive Land Use Plan change from Urban Density
22 to Suburban Density and zone change from RD 10,000 (Single Family
23 Residential) to RA (Residential Agricultural) for Stan Sevruk on
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the subject property is hereby granted.

DONE AND DATED THIS 13th DAY OF May, 1980

Alvin T. Chapman
Chairman

Neil Kuonen
Member

Harold L. Kynere
Member

APPROVED AS TO FORM:
Boivin & Boivin

BY Robert Boivin

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County
this 13th day of May A. D. 1980 at 1:14 o'clock P. M., and
duly recorded in Vol. M80, of Deeds on Page 8930

Wm D. MILNE, County Clerk
By Ernesta Helstad

No Fee

Commissioners Journal